

WARRANTY DEED

8/11/05 10:02:11
BK 507 PG 180
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INDENTURE, made and entered into as of the 20th day of July, 2005, by and between ANN ROSENSTEIN, an unmarried person, party of the first part, and M.* PAUL MICHAEL an unmarried person, party of the second part, *Matthew

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee:

Lots 14 and 17, First Addition, Sylvan Lake Subdivision, Sections 28 and 29, Township 1 South, Range 6 West, as shown on altered plat of the unincorporated Village of Maywood of record in Plat Book 1, Page 10, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to grantors herein by Warranty Deed of record at Book 365, Page 215 in the Register's Office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT

2005 City of Olive Branch real estate taxes and 2005 County of DeSoto real estate taxes which the party of the second part hereby assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 1, Page 10 in the Chancery Clerk's Office of DeSoto County, Mississippi;

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.


Ann Rosenstein

Hm - 901-692-5500

Business - N/A

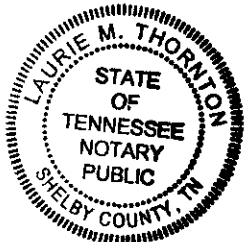
New Address - 1406 Pebble Creek Lane
Memphis, TN 38120

Realty Title
Bartlett Teller

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ann Rosenstein, to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who delivered and signed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

Witness my hand and Notarial Seal at office this 29th day of July, 2005.



[Signature]
Notary Public

My Commission expires:

My Commission Expires
December 13, 2008

(FOR RECORDING DATA ONLY)

Property Address:

8070 Mockingbird Lane
Olive Branch, MS 38654

Property Owner:

M. Paul Michael
8070 Mockingbird Lane
Olive Branch, MS 38654
662-252-3760
662-363-9453
Ward, Block & Parcel Number:
10682809000017.00

Mail tax bills to:

Community Mortgage Corporation
142 Timber Creek Drive
Cordova, TN 38018

This instrument prepared by:

The Williams Firm, P.C.
60 Germantown Court, Suite 200
Cordova, TN 38018
File No. 20050662
401-692-5500

Return to: ~~Realty Title & Escrow—~~
~~6525 Quail Hollow Road, Memphis, TN 38120~~

REALTY TITLE & ESCROW CO.
2868 Summer Oaks Ste. 103
Bartlett, TN 38134
#05040253

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$109,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]
Affiant

Subscribed and sworn to before me this
the 29th day of July, 2005.

[Signature]
Notary Public

My Commission Expires: 8-30-08

